

REDMOND COMPREHENSIVE PLAN

Neighborhood Element

D. Education Hill Neighborhood Policies

Education Hill, a large residential neighborhood, is bound on the north by NE 116th Street, on the south by downtown Redmond, on the east by Avondale Road NE and on the west by the Redmond-Woodinville Road. As the name implies, the neighborhood has several educational facilities. These include Redmond High, Redmond Junior High, Horace Mann Elementary and Norman Rockwell Elementary.

Neighborhood Vision

- Residential development is primarily Low-Moderate Density Residential.
- A multiple-family community is located west of 166th Avenue North East and south of North East 95th Street. Several multiple-family areas also have developed along the west side of Avondale Road.
- The slopes along the east side of Education Hill remain forested, protecting steep, unstable slopes and slopes with critical erosion hazards. Development has generally occurred at the top and bottom of the slopes. The slopes to the west along the Sammamish Valley also are forested, with most development taking place at the top of the slope. The steep slopes leading down to several streams have been preserved, protecting the streams from erosion and providing attractive forested areas within the neighborhood.

Neighborhood Policies

- N-ED-1** The entrances to the City of Redmond within the Education Hill Neighborhood should be enhanced.
- N-ED-2** Improvements to Redmond-Woodinville and Avondale Roads should include appropriate design criteria and landscaping which accents the roadway as an entryway.
- N-ED-3** Pedestrian and bikeways should be provided to connect Education Hill with Downtown. Priority should be given to connect the Education Hill neighborhood with the nearby convenience commercial areas in the City Center (Downtown) Neighborhood.
- N-ED-4** As growth occurs, the development should provide the circulation improvements identified in the Education Hill Street Plan (Map N-ED-1) that are needed to serve the project. An updated street plan should be prepared in the next update of the Education Hill Neighborhood Policies.
- N-ED-5** While clustering is encouraged on the developable areas immediately west of Avondale Road, common wall construction shall not be allowed in those areas north of the Avondale-Novelty Hill intersection.
- N-ED-6** New development along the west side of Avondale, between Novelty Hill Road and NE 116th Street, should be subject to Design Review. The goal of the design review will be to maximize clustering of units, minimize disruption of the natural slope and require exterior materials and site design to reflect the character of the area.

N-ED-7 Retain the sense of forest and open spaces along the Avondale corridor, west side, by:

- 1. Preserving the treed slopes and significant clusters of trees, onsite open space should be coordinated with surrounding open spaces;**
- 2. Minimizing the topographical changes on the site, design to enhance rather than change topography;**
- 3. Preserving the natural features, including seasonal streams and wetlands, trails and animal habitat;**
- 4. Clustering development outside the slopes and away from significant natural features, and**
- 5. Designing the site and using building materials that recognize the corridor as a transition area to lower, rural densities.**

N-ED-8 The west side of the Avondale corridor, between NE 107th Street extended and NE 100th Street extended, should be designated Low Density Residential, three units per acre.

Map N-ED-1

